060.0	0006	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	686,500 / 686,500
					USE VALUE:	686,500 / 686,500
					ASSESSED:	686,500 / 686,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRESCOTT ENID ELAINE
Owner 2:	
Owner 3:	
Street 1:	35 GROVE ST
Street 2:	
Twn/City:	AUBURNDALE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02466 Type:

PREVIOUS OWNER

Owner 1:	KORENBERG PAUL EVAN -
Owner 2:	-
Street 1:	231 JUDY FARM ROAD
Twn/City:	CARLISLE
St/Prov:	MA Cntry:
Postal:	01741

NARRATIVE DESCRIPTION

This parcel contains 6,004 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1970, having primarily Clapboard Exterior and 2068 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6004.000	266,400		420,100	686,500
Total Card	0.138	266,400		420,100	686,500
Total Parcel	0.138	266,400		420,100	686,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.96 | /Parcel: 331.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40066

GIS Ref

GIS Ref

Insp Date 09/15/18

!5277!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	266,400	0	6,004.	420,100	686,500	686,500	Year End Roll	12/18/2019
2019	104	FV	238,500	0	6,004.	414,100	652,600	652,600	Year End Roll	1/3/2019
2018	104	FV	238,500	0	6,004.	318,100	556,600	556,600	Year End Roll	12/20/2017
2017	104	FV	238,500	0	6,004.	300,100	538,600	538,600	Year End Roll	1/3/2017
2016	104	FV	238,500	0	6,004.	276,100	514,600	514,600	Year End	1/4/2016
2015	104	FV	241,200	0	6,004.	258,100	499,300	499,300	Year End Roll	12/11/2014
2014	104	FV	241,200	0	6,004.	237,600	478,800	478,800	Year End Roll	12/16/2013
2013	104	FV	241,200	0	6,004.	237,600	478,800	478,800		12/13/2012

PRINT

Date	Time
12/10/20	20:11:16

LAST REV

Date	Time
07/18/19	12:14:48
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KORENBERG PAUL	49990-546		8/23/2007		470,000	No	No		James Prescott dod 01/12/2009
	13370-525		1/1/1978		63,000	No	No		Y

USER DEFINED

Prior Id # 1:	40066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2006	971	Manual	20,000			G8	GR FY08	repair damage to b

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Mail Update	JO	Jenny O
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6004		Sq. Ft.	Site		0	70.	1.00	6									420,082						420,100	

Total AC/HA: 0.13783 | Total SF/SM: 6004 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,082 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324482
Depreciation:	58082
Depreciated Total:	266399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

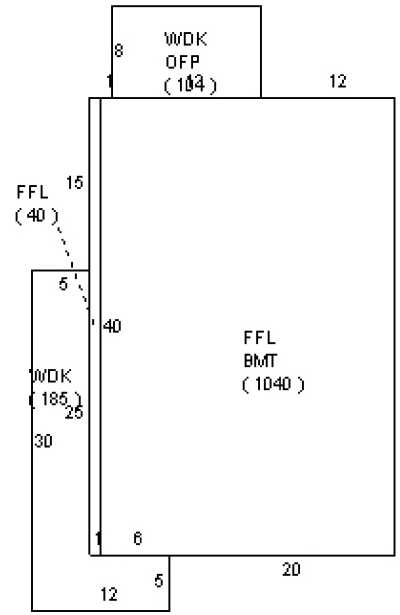
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	106.01
Final Total:	266400	Val/Su SzAd	246.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	126.950	137,111
BMT	Basement	1,040	65.220	67,832
WDK	Deck	289	9.360	2,706
OFP	Open Porch	104	32.040	3,332

Net Sketched Area:	2,513	Total:	210,981
Size Ad	1080	Gross Are	2513	FinArea	2068
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0006-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc